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<u>06-014</u>	<u>MEADOW VIEW SHOPPING CENTER L. L. C.</u>
<u>06-032</u>	<u>ROBERT J. MENDOZA</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 5/24/06 TO THIS DATE:

HEARING NO. 06-1-CZ10-2 (05-136)

13-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: AHERN-PLUMMER, INC.

RU-1 & BU-1A to BU-1A

SUBJECT PROPERTY: PARCEL "A": Lots 16 & 17 in Block 18, and Lots 14-16, Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; LESS: The south 20' of Lots 14 –16, Block 19 and the south 20' of Lots 16 & 17, Block 18, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; AND LESS: All that part of said Lot 14, which lies within the external area formed by a 20' radius arc concave to the Northwest, tangent to the east line of said Lot 14 and tangent to the north line of the south 20' of said Lot 14; ALSO LESS: All that part of said Lot 17 which lies within the external area formed by a 25' radius arc concave to the Northeast, tangent to the west line of said Lot 17 and tangent to the north line of the south 20' of said Lot 17; AND: PARCEL "B": Lot 17 in Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; LESS: The south 20' of Lots 17, Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; AND LESS: That part of said Lot 17 which lies within the external area formed by a 25' radius arc concave to the Northeast, tangent to the west line of said Lot 17 and tangent to the north line of the south 20' of said Lot 17.

LOCATION: Lying North of SW 40 Street (Bird Road), between the Northeast corner of S.W. 60 Court and approximately 100' East of S.W. 60 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.57 Acre

RU-1 (Single-Family Residential)
BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/24/06 TO THIS DATE:

HEARING NO. 06-5-CZ10-3 (05-246)

11-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: CENTURY PLUMBING WHOLESALE, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-270-81, passed and adopted by the Zoning Appeals Board, as last modified by Resolution Z-199-82, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan,' prepared by R. F., dated 6-21-82."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan (Offices and Warehouse),' as prepared by Pascual Perez Kiliddjian & Associates, consisting of 5 sheets, dated stamped received 02-21-06.

The purpose of this request is to allow the applicant to submit a revised site plan to show an expansion to the previously approved industrial use.

- (2) Applicant is requesting to permit a warehouse setback varying from 12.9' to 18' (25' required) from the front (north) property line, a setback varying from 10.7' to 14.58' (15' required) from the side street (west) property line, a setback of 4.11' (5' required) from the interior side (east) property line.
- (3) Applicant is requesting to permit 33 parking spaces (37 required) to permit 31 of the 33 parking spaces to encroach in the right-of-way and to permit all 33 parking spaces to back out into the right-of-way (not permitted).
- (4) Applicant is requesting to waive the zoning regulations requiring an 8' greenbelt along all property lines abutting an official right-of-way where parking is provided.
- (5) Applicant is requesting to permit a landscape open space of 5% (15% required).
- (6) Applicant is requesting to permit 7 street trees (17 street trees required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and requests #2, 3 & 5 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) and requests #2 - #6 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 – 12, inclusive and Lots 30-32, Block 5, TAMIAMI CITY, Plat book 14, Page 9.

LOCATION: 901 S.W. 69 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.89 Acre

PRESENT ZONING: IU-1 (Industry – Light)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 6/13/06 TO THIS DATE:

HEARING NO. 06-6-CZ10-2 (05-322)

13-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: IDALBERTO & ELOISA RODRIGUEZ

(1) RU-1 to RU-5A

OR IN THE ALTERNATIVE TO REQUEST #1:

(2) USE VARIANCE to permit RU-5A uses in the RU-1 zoning district.

AND WITH EITHER REQUEST:

(3) Applicant is requesting to permit a two-way drive 16' in width (20' required).

(4) Applicant is requesting to permit an office building setback a minimum of 7.73' (15' required) from the interior side (west) property line.

(5) Applicant is requesting to permit 4 buffer trees (9 required) and provide a 3' wide landscaped strip of 3' (5' required) between dissimilar land uses along the east and south property lines.

(6) Applicant is requesting to permit 80 shrubs (140 required).

(7) Applicant is requesting to waive the zoning regulations requiring S.W. 24 Street to be 100' in width; to permit 40' of dedication (50' required) for the south half of Coral Way.

(8) Applicant is requesting to permit a lot frontage of 66.67' street (75' required) and a lot area of 8,067.07 sq. ft. (10,000 sq. ft. required).

(9) Applicant is requesting to permit 23% landscaped open space (25% required).

OR IN THE ALTERNATIVE TO REQUESTS #7 - #9, THE FOLLOWING:

(10) Applicant is requesting to permit a lot frontage of 66.67' street (75' required) and a lot area of 7,400 sq. ft. (10,000 sq. ft. required).

(11) Applicant is requesting to permit 20% landscaped open space (25% required).

(12) Applicant is requesting to waive the 2 required street trees and to permit a 1' wide landscaped buffer (7' required) along the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 and #8 - #11 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #3 - #12 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Building Remodeling," as prepared by Ruben J. Pujol, A. I. A., dated 8/8/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: West 16.67' of Lot 3 & all of Lot 4, less the north 15' for street, Block 2 of CORAL VILLAS REVISED, Plat book 8, Page 27.

LOCATION: 6422 S.W. 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 66.67' x 121'

RU-1 (Single-Family Residential)

RU-5A (Semi-professional Offices)

APPLICANTS: PEDRO & MARTHA MARTINEZ

- (1) Applicants are requesting to permit a single-family residence setback 24.89' (25' required) from the front (south) property line and setback varying from 10.2' to 11.05' (15' required) from the side street (east) property line.
- (2) Applicants are requesting to permit an addition to a single-family residence setback 15.18' (25' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwelling) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition of Master Bedroom, Master Bathroom & Walking (sic) Closet," as prepared by Ruben Juan Pujol, Architect, P. A. and dated stamped received 12/21/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, less the east 12' of the right-of-way, Block 16, TROPICAL HIGHLAND, 2ND ADDITION, Plat book 58, Page 88.

LOCATION: 8701 S.W. 43 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.17 Acre

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANT: WESTCHESTER MALL ASSOCIATES LTD. PART.

(1) RU-1 & BU-2 to BU-2

(2) Applicant is requesting to permit a landscaped open space of 12.03% (14% required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Home Depot Westchester Mall," site plan as prepared by Greenberg Architects, landscaping (LA-1/LA-2) by Kimley Horn & Associates, Inc. and elevation plan by WD Partners, consisting of 4 sheets, dated stamped received 4/6/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL ONE: A portion of Block 33 and Tract D of CORAL WAY VILLAGE SECTION A, PART 5, Plat Book 65, Page 17, and: a portion of Tract C, REPLAT OF TRACT C, CORAL WAY VILLAGE SECTION A, PART 5, Plat Book 68, Page 61; being more particularly described as follows:

Commence at the southwest corner of said Tract "C," Replat of Tract "C," CORAL WAY VILLAGE SECTION A, PART 5, and run north along the west line thereof for 508'; thence N88°03'33"E for 12' to the Point of beginning of the parcel of land hereinafter described, thence north for 70.01' (said last mentioned course being coincident with the E/ly right-of-way line of S.W. 87th Avenue as taken from that certain Right-of-Way Map, Plat Book 88, Page 43; thence run N87°52'30"E for 238.03' (said last mentioned course being coincident with the S/ly boundary of Tract "C-1" and the E/ly prolongation thereof, Replat of Tract "C"); thence run north for 150'; thence run N87°52'30"E along the north line of the aforesaid Tract "C" for 964.94' to the northeast corner of said Tract "C"; thence continue N87°52'30"E along the north line of Lot 1, Block 33 of the aforementioned plat of CORAL WAY VILLAGE SECTION A, PART 5 for 74.13' feet to a Point of curvature; thence run SE/ly along a circular curve to the right having a radius of 25' and a central angle of 92°07'30" for an arc distance of 40.2' to a Point of tangency; thence run south for 784.95' to a Point of curvature; thence run SW/ly along a circular curve to the right, having a radius of 25' and a central angle of 88°03'33" for an arc distance of 38.42' to a Point of tangency; thence run S88°03'33"W for 600.89' to the southwest corner of the aforementioned Tract "D"; thence run N01°56'27"W for 102.77' (said last six courses being coincident with the boundary of Block 33 and Tract "D" respectively, said plat of CORAL WAY VILLAGE); thence run S88°03'33" along the south line of the aforementioned Tract "C" for 374.71'; thence run N01°57'07"W for 246' (said last course being coincident with the e/ly face of an existing CBS building wall and the n/ly and s/ly prolongations thereof); thence run north, parallel with the west line of said Tract "C" for 261.86'; thence run S88°03'33"W for 291.25' to the Point of beginning, lying and being in Section 15, Township 54 South, Range 40 East. AND: PARCEL TWO: All right, title and interest (being an undivided one-half interest) of, in and to the west 316' of the south 30' of Tract "C" (distances mentioned herein before are as measured parallel to the west and south lines of said Tract "C") replat of Tract "C" CORAL WAY VILLAGE SECTION A, PART 5, Plat Book 68, Page 61.

LOCATION: The Southwest corner of S.W. 84 Avenue & S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.26 Acres

RU-1 (Single-Family Residential)

BU-2 (Business – Special)

APPLICANT: THE CAYON FAMILY LTD. PART. #2

GU to RU-1M(a)

SUBJECT PROPERTY: That portion of a tract in the Plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows: The west 178.7' of Tract 21, lying in Section 10, Township 54 South, Range 39 East, as shown on the aforementioned plat of J. G. HEAD'S FARMS, reserving the north 25' thereof for road purposes.

LOCATION: The southeast corner of theoretical S.W. 14 Street & theoretical S.W. 145 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.4 Acres

GU (Interim)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

APPLICANT: MAX OREZZOLI

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to waive the zoning regulations requiring section line rights-of-way to be 80' in width; to permit 35' of dedication (40' required) for the east half of S.W. 87 Avenue.
- (3) Applicant is requesting to permit an office building setback 7.19' from the interior side (south) property line and setback 11.74' from the interior side (north) property line (15' required from each).

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Office Conversion for: Mr. Max Orezzaoli," as prepared by Rodrigo H. Cadavid, P. E., dated stamped received 11/23/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 3, BREEZEVUE MANORS, Plat book 62, Page 38.

LOCATION: 1535 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

RU-1 (Single-Family Residential)
RU-5A (Semi-Professional Offices)

APPLICANT: MEADOW VIEW SHOPPING CENTER L. L. C.

- (1) MODIFICATION of Paragraph #3 of a Declaration of Restrictions, recorded in Official Records Book 22345, Pages 1452-1460, reading as follows:

FROM: "3. Development Limits. Said Property shall be developed substantially in accordance with the plans previously submitted, entitled 'Proposed Retail Center At S.W. 42 Street and S.W. 149 Avenue' prepared by Behar Font & Partners P. A., consisting of four sheets (A-1, A-2, L-1, and SK-1) dated August 12, 2003, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

TO: "3. Development Limits. Said Property shall be developed substantially in accordance with the plans previously submitted entitled 'Park Meadow Retail Center,' as prepared by RSC Group, consisting of 14 sheets and dated stamped received 3/17/06."

The purpose of the above request is to allow the applicant to submit a new site plan showing a second story addition for the previously approved commercial development.

- (2) Applicant is requesting to permit a setback of 15' (20' required) from the front (east) property line and a setback of 20' (25' required) from the side street (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing and approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 790' of the east ½ of the south ¾ of the west ½ of the east ½, less the south 110' & less the north 455' and less the east 35' for right-of-way; all in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 149 Avenue & S.W. 42 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.28 Acres

PRESENT ZONING: BU-1A (Business – Limited)

APPLICANT: ROBERT J. MENDOZA

Applicant is requesting to permit a single-family residence setback 12.7' (25' required/13' previously approved) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mendoza As Built," as prepared by Charles C. Mitchell, P. E., dated stamped received 2/8/06 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 44, TAMIAMI LAKES, SECTION FIVE, Plat book 114, Page 77.

LOCATION: 13214 S.W. 11 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5,522 sq. ft.

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)